

MINUTES OF MEETING

The First meeting of Building Works Committee of Government College of Engineering, Karad was held on 22nd April 2014 at 3.00 pm in Principal's Cabin.

Following members were present for the meeting.

Sr. No.	Name	Designation
1	Dr. P. M. Khodke	Principal and Chairman
2	Shri. R. R. Kedge, Superintending Engineer, P.W. Circle, Satara	Member (Government Nominee)
3	Shri. N. S. Pawar, City Engineer, Karad Municipal Council	Member
4	Ar. Mangesh Phadnis	Member
5	Prof. M. B. Kumthekar, HOD Civil Engineering	Member Secretary

The leave of absence was granted to the following members.

1. Dr. N. D. Joshi, Representative, Board of Management
2. Ar. Shree Mahajani, Member

Member secretary welcomed all the members for the first meeting of building works committee and requested Hon. Chairman to offer opening remarks. Dr. P. M. Khodke, Hon. Chairman informed the objectives behind formation of building works committee and its functions. He also expressed that the participation of members of building works committee shall help the institute to grow further so as to achieve the vision of Board of Management.

After the address by Hon. Chairman, Member Secretary initiated the proceeding with the permission of the chair.

The following business was transacted in the same meeting.

Item No. 1.1 To note the composition and functions of Building Works Committee.

Member secretary informed the committee regarding composition and functions of Building Works Committee constituted as per the GR-WBP-2004/(341/04)/(1)/TE-06. Dated 31st March 2004.

The committee noted composition and functions of Building Works Committee.

Item No. 1.2 To note status of existing Buildings in institute premises

Member secretary gave a brief presentation regarding the details of the existing building and also discussed the major problems faced such as age of the structure, improper maintenance and repairs leading to problems regarding functioning of the buildings. Non availability of sufficient funds for in time maintenance and repairs of the structure and also acute shortage of water in the institute premises. This was also supported by photographs showing the distressed condition of various buildings.

The committee noted the status of existing buildings in the institute premises.

Item No. 1.3 Discuss and Recommend proposals for the proposed constructions

Item No. 1.3.1 Library Building

Member secretary presented the need of separate library building, also presented the line plan for the proposed library building consisting of following details.

Discussion took place regarding the location of the proposed library building. Shri Kedge and Shri Phadnis suggested the different locations for the proposed library building after prolonged discussions it was unanimously decide to locate the library building on South-East corner of the playground. It express that this location can provide easy access to boys and girls and also shall provide required ambience for study. Chairman further instructed to provide the facilities such as issue and receiving counter, new arrival section, conference hall, room for audio video learning resources at appropriate locations while planning for the new building.

Shri Kedge also suggested to hire the services of the private architect for preparations of line plan, drawings etc. Shri Mangesh Phadnis suggested the name of architect Shri Mahendra Chavan for the same and it was recommended by the committee. Hon. Chairman instructed to appoint him for all new buildings proposed. The work should start immediately and line plan should be made available before 5th May 2014.

It was finally decided to get the line plans and drawings prepared by the architect as per the requirement of the institute and get them approved from the deputy architect of PWD. Shri Kedge also suggested to refer the drawings of the library building of Shivaji University, Kolhapur and Sainik School, Satara before finalizing the drawings. Due discussion also took place regarding the number of stories in the proposed library building. it was concluded to go for proposed library building with following details.

1. Structure- G+2 RCC framed structure
2. B/U area on each floor-
 - G. F.- 861.50 Sq.M.
 - F. F.- 861.50 Sq.M.
 - S. F.- 861.50 Sq.M.
 - Total B / Up - 2584.50 Sq.M.
3. Facilities provided - G. F.- Stack Room, Cabin for Librarian etc.
 F. F.- Reference Books, Periodicals and Book Bank etc.
 S. F.- Digital Library, Reading room etc.

The committee recommended the construction of proposed library building with the estimated cost of Rs. 953.20 lac.

Item No. 1.3.2 Academic building for Electronics and Telecommunication department

Member secretary presented the need of separate academic building for Electronics and Telecommunication Department, also presented the line plan for the proposed Electronics and Telecommunication building with following details.

1. Structure- G+2 RCC framed structure
2. B/U area on each floor-
 - G. F.- 600 Sq.M.
 - F. F.- 600 Sq.M.
 - S. F.- 600 Sq.M.
 - Total B / Up - 1800 Sq.M.

The proposed building consists of four classrooms, ten laboratories and tutorial rooms and necessary amenities with the estimated cost of Rs. 663.80 lac. Chairman opined that this area shall be insufficient as per the prevailing AICTE norms, mainly regarding tutorial rooms, seminar rooms etc. He suggested to build the building with the minimum built-up area of 2600 Sq.M to accommodate the all requirements. He also suggested to incorporate solar passive architecture and connectivity with administrative building and existing IT building while planning the new building. Considering the prevailing rates the building with the built-up area 2600 Sq.M. the estimated cost will be Rs. 958.82 lac.

The committee recommended the construction of proposed Electronics and Telecommunication building with the built-up area of 2600 Sq.M. and the estimated cost of Rs. 958.82 lac.

Item No. 1.4 To Discuss and recommend the various refurbishment works in various academic buildings of this institute

Member secretary presented the need of various refurbishment work required in various academic buildings of this institute to meet the requirements of AICTE norms and also to provide more facilities to students. The details of the various refurbishment works proposed are as under:

Sr. No.	Location	Estimated cost	Details of the refurbishment
1	Renovation of room 232 as meeting hall	6.00 lac	Provision of false ceiling, Repairs of toilet block, minor touchup, partition, coloring & air conditioners etc
2	Proposed central computing facility for 200 desktops	20.00 lac	Dismantling of existing brick masonry wall, Providing doors, furniture items such as computer chairs, tables floor mat, & air conditioners etc.
3	Proposed Dean office	5.00 lac	Providing ply wood partitions, Providing door with necessary furniture.
4	Relocating Maths and language lab.	8.00 lac	Provision of false ceiling, Three cabins, furniture items such as computer chairs, tables floor mat etc.
5	Relocating Metallurgy lab.	4.00 lac	Provision of false ceiling, Flooring, Internal Walls, coloring and kadappa katta etc.
6	Converting existing drawing hall to auditorium	33.00 lac	Provision of false ceiling (acoustical treatment), chairs, minor civil works, stepped flooring, external staircase, stage and coloring, & air conditioners etc.

The committee discussed and recommended the proposed refurbishment work with the estimated cost of Rs. 76 lac.

1
254

Item No. 1.5 To Discuss and recommend the maintenance and repairs to academic buildings of this institute

Member secretary presented the need of various maintenance and repair works required in various academic buildings of this institute.

The details of the repair works and its estimated cost is enclosed as under.

Sr. No.	Location	Estimated cost	Details of maintenance
1	Main building - Basement (North Side) 408 Sq.M.	19.44 lac	RCC padadi with water proofing treatment, Internal water proofing, change of damaged flooring, brick masonry, repairs to damaged doors and windows and coloring etc.

Shri Kedge suggested to adopt double Shahabad water proofing treatment to the basement and provide the raft if seepage is seen from the flooring.

The member secretary also presented the minor maintenance work, the details of the same are listed below.

Sr. No.	Location	Estimated cost	Details of maintenance
1	Maintenance of rain water pipes	0.50 lac	Replacement of old damaged rain water pipes along with fixtures
2	Partition wall for class room 242	1.00 lac	Providing BBM Partition wall for converting hall into two classrooms.
3	Fixing GI sheets for Geology Lab roofing	5.00 lac	Provision GI sheet below existing Mangalore tile roofing to avoid leakages in Geology Lab.
4	Repairs to compound wall	0.50 lac	Repairing to damaged UCR compound wall to avoid trace passing.
5	Roofing to open air theatre	5.00 lac	Providing roofing on the open space between MCA and Main Building
6	Roofing of eaves board of main building	5.00 lac	Repairing and replacement of damaged eaves board in the Main Building

7	Repairing of Tower Rooms	3.00 lac	Providing ceiling to the top tower room of Main Building
8	External Painting of Main Building	5.00 lac	Providing cement paint to External Part of Main Building for NBA visit.

The chairman assured the committee that the funds of Rs. 25 lac will be made available through PLA of DTE in March 2015.

The committee discussed and recommended the proposed repair work of basement and minor repair works of the academic building of the institute with the estimated cost of Rs. 44.44 lac.

Item No. 1.6 To Discuss and recommend the maintenance and repairs to B, C and D Hostel blocks

Member secretary presented the need of various maintenance and repair works required to hostel blocks blocks B, C and D. The photographs indicating the factual conditions of these hostels were presented before the committee. The committee was informed that these buildings require immediate maintenance as periodic maintenance of these buildings was not carried out regularly, which includes the maintenance of toilet blocks, repairs of doors, windows, removal of leakages etc.

- The details of the maintenance required are as under.

Sr. No.	Location / Building	Estimated cost	Details of maintenance
1	Hostel Block B, C and D	107.00 lac	Toilet block repairs including removal of leakages, replacement of w/c pans, glazed tiles, water supply and drainage line, replacement of wash basins, replacements of damaged doors, windows and glass panels, maintenance of sewer line and chambers. Removal of terrace leakages, replacement of water storage tanks, replacement of rain water pipes etc.

Shri Kedge instructed Deputy Engineer Shri. Patil to take up these works immediately and complete the repairs within the next two months. Hon. Chairman expressed sincere thanks to Shri. Kedge, Superintending Engineer, P.W. Circle, Satara.

The committee discussed and recommended the proposed maintenance of hostel blocks B, C and D with the estimated cost of Rs. 107 lac.

Item No. 1.7 To Discuss and recommend the maintenance and repairs to residential building

Member secretary presented the need of various maintenance and repair works required to residential buildings E, F, G, H J and K. The photographs indicating the factual conditions of these buildings were presented before the committee. The committee was informed that these buildings require immediate maintenance as periodic maintenance of these buildings was not carried out regularly, these buildings require major maintenance of toilet blocks, repairs of doors, windows, removal of leakages etc.

- The details of the maintenance required are as under.

Sr. No.	Location / Building	Estimated cost	Details of maintenance
1	Staff Quarters E, F, G, H, J, K and Class IV Quarters	59.00 lac	<p>Toilet block repairs including removal of leakages, replacement of w/c pans, glazed tiles, water supply and drainage line, replacement of wash basins, replacements of damaged doors, windows and glass panels, maintenance of sewer line and chambers.</p> <p>Removal of terrace leakages, replacement of water storage tanks, replacement of rain water pipes etc.</p>

Shri Kedge instructed Deputy Engineer Shri. Patil to take up these works immediately and complete the repairs within the next two months. Hon. Chairman expressed sincere thanks to Shri. Kedge, Superintending Engineer, P.W. Circle, Satara.

The committee discussed and recommended the proposed maintenance of residential buildings E, F, G, H J and K with the estimated cost of Rs. 59 lac.

Item No. 1.8 To discuss and recommend the construction of watchman rooms at various locations in the campus

Member secretary presented the need of watchman rooms at four locations viz. near hostel block D, near new ladies hostel, near proposed dean academic office and one near front side of main building to strengthen the security measures in the institute premises. The built-up area of each room is 16 Sq.M. Hence the total built-up area of four watchman rooms will be 64 Sq.M. with the estimated cost of Rs. 20.16 lac. Hon. Chairman instructed to make provisions for communication facilities and electrification of these rooms.

The committee discussed and recommended the construction of proposed four watchman rooms with the estimated cost of Rs. 20.16 lac.

Item No. 1.9 Any other business with the permission of chair

Member secretary with the permission of chair also presented the immediate refurbishment of various class rooms faculty rooms and items for laboratory to be made on urgent basis through laboratory fee.

After exhaustive discussion building works committee approved 33 items of refurbishment with proposed expenditure of Rs. 49.75 lac.

The meeting was concluded after vote of thanks proposed by Member Secretary.



(Prof. M. B. Kumthekar)
Member Secretary



(Dr. P. M. Khodke)
Principal and Chairman

ACTION TAKEN REPORT

ITEM NO	DESCRIPTION	ACTION TAKEN
4.6	<ul style="list-style-type: none"> House suggested to prepare master plan/ road map for expansion, renovation and campus beatification of institute by appointing a private Architect. Students from Civil Dept. should also be involved in preparing master plan. No building be constructed without master plan. 	<p>The job of preparation of master plan, campus beautification is given as a project work to final year students of Civil engineering department.. They will be guided by faculty members of Civil engineering department. The help of the private architect will be taken for the finalization of drawings after the work done by the students.</p>
4.11	<ul style="list-style-type: none"> Hon. Cdr. Khandekar brought to the notice of the house that the institute IRG through testing, consultancy, CEP etc. is meagre and hence the institute needs to prepare a road map for increasing IRG by fixing targets to every individual department and making them aware about their responsibility 	<p>The issue was discussed amongst the staff members of the department. After brain storming it was decided to contact all the government agencies, Local sector offices so as to get more jobs for testing and consultancy in the areas of Transportation Engineering, Surveying and Environmental engineering. It was also decided to try more effectively for assignments such as proof checking, Third party inspection for quality control.</p>
4.17	<ul style="list-style-type: none"> For budget estimate under plan for construction of buildings, Dr.Wagh enquired the status of proposals for construction. Member Secretary informed that the proposals have not been sent so far and assured the house that Civil Dept. shall pursue the matter and obtain administrative approval for the construction of ENTC building and Library building within a month. 	<p>The budget estimate under plan for construction of Library building and Electronics and Telecom department building was submitted to Government and Government has given administrative approval of Rs. 764.19 Lac for Library building as per the GR dt. 16/8/2014. Government has also given administrative approval of Rs. 829.72 Lac for Electronics and Telecom department building per the GR dt. 16/8/2014. However there are some typographic errors in both the GR as in GR for Library building it is wrongly written as Electronics department building and one paragraph is repeated in the GR for Electronics and Telecom department building.</p>
	<ul style="list-style-type: none"> Hon. Member Shri. Jagdale narrated pathetic condition of hostels as well residential buildings. Dr. Wagh further suggested to submit proposals for repairs of laboratories and hostels under discretionary grants to DTE. Member Secretary assured to submit maximum possible proposals under the scheme. 	<p>The institute has received the administrative approval of Rs.290 Lac for Maintenance of Electrical works in this institute as per the GR dt. 12/6/2014 This institute has prepared the proposals of Rs. 166 Lac for repairs of B,C,D hostel blocks and Faculty & staff quarters and the same has been submitted to Government vide DTE letter dt 7/08/2014 for providing special grants and administrative approval. There is constant follow up with PWD for maintenance of Hostel blocks. PWD has started the repairs of Hostel block D. The proposals other works under discretionary</p>

4.24	<ul style="list-style-type: none"> Hon. Member Dr. Wagh suggested to prepare a master plan for governance, expansion, infrastructure, inclusion and excellence. 	<p>grants (MOW) will also be submitted to DTE.</p> <p>The preparation of Master plan for governance is in progress. It is proposed to use MIS for effective governance and will include the modules for Establishment, Finance, Stores and Inventory. It is also proposed to prepare expansion plan covering adding new departments, new courses both at UG and PG level and necessary faculty and staff for the expansion programme. The necessary infrastructure in the form of new buildings to accommodate new courses, hostel buildings and buildings for the supporting activities will also be proposed. In case of Inclusion the various activities for the students from weaker sections such as remedial classes, Training for soft skills, Finishing school will also be proposed and carried out. The efforts will be taken to provide the students necessary training for competitive exams. The excellence will be achieved by carrying out continuous monitoring of the students by well defined system. The performance of the faculty will also be evaluated by students feedback and result analysis.</p>
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